

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

Cross Keys Abstract & Assurance, Inc.

100 Brandywine Blvd.
Suite 302
Newtown, Pennsylvania 18940
(215)322-6633 fax: (215)322-6623

B. TYPE OF LOAN

1. ☐ FHA 2. ☐ FHLA 3. ☐ CONV. UNINS.

4. ☐ VA 5. ☐ CONV. INS.

6. File Number: CKA17399

7. Loan Number:
8. Mortgage Ins. Case No.

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: Thomas DiStefano

E. Seller: Nancy McDermott, Agent for Mary M. McDermott a/k/a Mary McDermott per Power of Attorney dated February 19, 2016 and herewith recorded

F. Lender:

G. Property: 6423 Radcliffe Street
Bristol, Bucks County, Pennsylvania 19007
Bristol Township
Bucks County, Pennsylvania

H. Settlement Agent: Cross Keys Abstract & Assurance, Inc.

Place of Settlement: 100 Brandywine Blvd., Suite 302, Newtown, Pennsylvania 18940 Bucks County

I. Settlement Date: June 28, 2018

J. Summary of Buyer's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	135,000.00	401. Contract Sales Price	135,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	4,134.04	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
County / Twp Taxes Jun 29, 2018 thru Dec 31, 2018	985.04	407. County / Twp Taxes Jun 29, 2018 thru Dec 31, 2018	985.04
108. Assessments		408. Assessments	
109. School Taxes Jun 29, 2018 thru Jun 30, 2018	37.22	409. School Taxes Jun 29, 2018 thru Jun 30, 2018	37.22
120. Gross Amount Due from Buyer:	140,156.30	420. Gross Amount Due to Seller:	136,022.26

200. Amounts Paid by or in Behalf of Buyer:

500. Reductions in Amount Due to Seller:

201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	1,850.00
203. Existing Loan(s)		503. Existing Loan(s) 5 0578149716	
204.		504. Payoff of 1st Mort BOOK#5345/PAGE#1285 LOAN# to Shellpoint Mortgage Servicing	134,172.26
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Overnight Payoff to Cross Keys Abstract	
208.		508. Satisfaction Fee to Cross Keys Abstract	

Adjustments for Items Unpaid by Seller:

Adjustments for Items Unpaid by Seller:

210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
213. School Taxes Jul 1, 2017 thru Jun 28, 2018		513. School Taxes Jul 1, 2017 thru Jun 28, 2018	
220. Total Paid by / for Buyer:	0.00	520. Total Reductions in Amount Due Seller:	136,022.26

300. Cash at Settlement from / to Buyer:

600. Cash at Settlement to / from Seller:

301. Gross Amount due from Buyer (line 120)	140,156.30	601. Gross Amount due to Seller (line 420)	136,022.26
302. Less Amount Paid by/for Buyer (line 220)	0.00	602. Less Reductions Amount due Seller (line 520)	136,022.26

303. Cash From Buyer:

\$140,156.30

603. Cash From Seller:

\$0.00

L.	Settlement Charges	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700.	Total Sales / Broker's Commission: Based on Price \$135,000.00		
	Division of Commission as follows		
701.			
702.			
703.	Commission Paid at Settlement		
704.	Flat Commission		
800.	Items Payable in Connection with Loan:		
801.	Loan Origination Fee		
802.	Loan Discount		
803.	Appraisal Fee		
804.	Credit Report		
805.	Lender's Inspection Fee		
806.	Tax Service Fee		
807.	Flood Certification		
900.	Items Required by Lender to be Paid in Advance:		
901.	Daily interest charge from Jun 28, 2018		
902.	Mortgage Insurance Premium		
903.	Hazard Insurance Premium		
904.	Flood Insurance Premium		
1000.	Reserves Deposited with Lender:		
1001.	Hazard Insurance		
1002.	Mortgage Insurance		
1003.	City Property Taxes		
1004.	County Property Taxes		
1005.	Annual Assessments		
1006.	School Taxes		
1100.	Title Charges:		
1101.	Deed Preparation Fee to Cross Keys Abstract	125.00	500.00
1102.	Settlement Fee to Cross Keys Abstract		
1103.	Courier Fee		
1104.	Wire Fee to Cross Keys Abstract	15.00	
1105.	Download Electronically Transmitted Mortgage Documents		
1106.	Notary Fees to Settlement Officer	30.00	
	Attorney Fees		
1107.	(includes above item numbers:		
	Title Insurance to Cross Keys Abstract & Assurance, Inc.		
1108.	(includes above item numbers:	1,346.95	
1109.	Lender's Coverage 0.00		
1110.	Owner's Coverage 135,000.00		
1200.	Government Recording and Transfer Charges:		
1201.	Recording Fees: Deed 85.75 Mortgage 0.00 Releases 0.00	85.75	
1202.	City/County Tax/Stamps: Deed 1,350.00 Mortgage 0.00	1,350.00	
1203.	State Tax/Stamps: Deed 1,350.00 Mortgage 0.00		1,350.00
1204.	Deed Registration		
1205.			
1300.	Additional Settlement Charges:		
1301.	Buyer Conveyancing Fee to CK Conveyancing LLC	325.00	
1302.	Seller Conveyancing Fee		
1303.	Water-Aqua not lienable, client to call for service	856.34	
1304.	Final Sewer to Bristol Twp Sewer		
1400.	Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)	\$4,134.04	\$1,850.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

Nancy McDermott
Nancy McDermott, Agent for Mary M. McDermott a/k/a Mary McDermott per Power of Attorney dated February 19, 2016 and
here
Mary McDermott

Buyer: Thomas DiStefano

Seller:

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Lisa A. McLean

Settlement Agent:

Lisa A. McLean

Date: June 28, 2018

FA

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.